

# NOTICE OF SALE

STATE OF TEXAS  
CAMERON COUNTY

§  
§  
§

BY VIRTUE OF AN ORDER OF SALE  
DATED MARCH 5, 2024

and issued pursuant to judgment decree(s) of the District Court of Cameron County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on January 30, 2024, seized, levied upon, and will, on the first Tuesday in March, 2024, the same being the 5th day of said month, Pursuant to Texas Tax Code 34.01, and as further provided in the Resolution To Allow Online Auctions For Tax Foreclosure Sales And To Adopt Rules Governing Online Auctions adopted by vote of Commissioners Court of Cameron County, Texas, on June 25, 2019, and recorded as instrument number 20191108000078 in the Official Real Property Records of Cameron County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://cameron.texas.sheriffssaleauctions.com>, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:30 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Cameron and the State of Texas, to-wit:

**SUIT NO.            STYLE OF SUIT AND PROPERTY DESCRIPTION**

2020-DCL-02577	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ERNESTO TAMEZ JR, ET AL 0.90 acre, more or less, out of the Southwest 1/4 of Block 86, San Benito Land and Water Company Subdivision, Cocepcion de Carricitos Grant , Cameron County, Texas, as described in deed dated January 22, 1996, from Ernesto Tamez, Jr., Independent Execuror of the Estate of Ramon B. Carrizales, Deceased to Ernesto Tamez, Jr., in Volume 3697, Page 190, Official Records of Cameron County, Texas. (Account No.: 8852700860001600)
2021-DCL-02298	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GILBERT LOPEZ Lot 3, Block 13, Hermosa Addition, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 851, Page 573, Map Records of Cameron County, Texas. (Account No.: 5860500130003000)
2022-DCL-00448	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. FABIAN FRAGA, ET AL Lot 6, Block 8, Bonnaville Terrace Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page37, Map Records of Cameron County, Texas. (Account No.: 9712200080006000)
2022-DCL-00448	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. FABIAN FRAGA, ET AL Lot 7, Block 8, Bonnaville Terrace Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 37, Map Records of Cameron County, Texas. (Account No.: 9712200080007000)
2022-DCL-00985	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARGARITA ZUNGIA, AKA MARGARITA ZUNIGA, ET AL Lot 16, Block 2, Fourth Addition, an addition to the City of San Benito, Cameron County, Texas, as described in Volume 286, Page 503, Deed Records of Cameron County, Texas. (Account No.: 5700400020016000)
2022-DCL-05056	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LORENZO MENDEZ Lot 21, Block 8, Bonnaville Terrace Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 37, Map Records of Cameron County, Texas. (Account No.: 9712200080021000)
2023-DCL-01632	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. PNC BANK, N. A., ET AL 26.64 acres, more or less, out of Block 10, La FERIA Grant, Cameron County, Texas, as described in deed dated October 1, 1932, from Julian R. Leal to The First National Bank of La FERIA, in Volume 241, Page 546, Deed Records of Cameron County, Texas. (Account No.: 8690000100100300)
2014-DCL-02749	CAMERON COUNTY AND LYFORD CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF HERON CAVAZOS (DECEASED), AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR .INTEREST TO THE PROPERTY 10.00 acres, more or less, being the South 10.00 acres of Block 'A', Santa Rita Ranch of Share 87, Tract 139, Ojo de Agua Grant, Cameron County, Texas as described in Volume 362, Page 198, Deed Records of Cameron County, Texas.(Account #9190001390001020) & (#27973 & #28238) & (Account No.: 9190001390001000)
2017-DCL-05408	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSE ARMANDO GARCIA 5.00 acres, more or less, out of Blocks 7 and 82, San Benito Land and Water Company Subdivision, a subdivision in the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas. (Account No.: 6108200820001600)
2016-DCL-07671	CAMERON COUNTY, LA FERIA INDEPENDENT SCHOOL DISTRICT AND LA FERIA IRRIGATION DISTRICT CAMERON COUNTY # 03 VS. JOHN MARK ROBINSON Being a 1.09 acre tract of land, more or less, situated in and a part of Block 88, Hooks and Hodges Subdivision No. 1, Cameron County, Texas, said tract being more particularly described in Volume 4052 Page 127 Deed Records of Cameron County, Texas (Account No.: 8515400880010000)
2016-DCL-07671	CAMERON COUNTY, LA FERIA INDEPENDENT SCHOOL DISTRICT AND LA FERIA IRRIGATION DISTRICT CAMERON COUNTY # 03 VS. JOHN MARK ROBINSON 5.00 acres, more or less, out of Blocks 88 and 91, Hooks and Hodges Subdivision #1, a subdivision in Cameron County, Texas, as described in deed dated August 2, 2005, from Graham McCullough, Substitute Trustee to John Mark Robinson, in Volume 11752, Page 251, Official Records of Cameron County, Texas. (Account No.: 8515400880030000)
2016-DCL-07671	CAMERON COUNTY, LA FERIA INDEPENDENT SCHOOL DISTRICT AND LA FERIA IRRIGATION DISTRICT CAMERON COUNTY # 03 VS. JOHN MARK ROBINSON 0.61 acre, more or less, out of Blocks 88 and 91, Hooks and Hodges Subdivision #1, a subdivision in Cameron County, Texas, as described in deed dated January 2, 1990, from Robert H. Storms, Trustee to Earnest Dan Robinson etux, in Volume 1416, Page 266, Official Records of Cameron County, Texas which was merged into Account #8515400880010010. (Account 8515400880020100); and 4.94 acres, more or less out of 10.110 acres out of 14.45 acres Blk 88 Hooks & Hodges Subdivision, a subdivision in Cameron County, Texas which is now part of Account #8515400880020100. (Account #8515400880010010)
2022-DCL-03122	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ANTONIA LEDEZMA HINOJOSA All of Lot 11, and the West 27.00 feet of Lot 10, Block 138, Original Townsite of the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 14, Map Records of Cameron County, Texas. (Account No.: 1500001380010100)

(any volume and page references, unless otherwise indicated, being to the Deed Records, Cameron County, Texas, to which instruments reference may be made for a more complete description of each respective tract.)

or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Brownsville, Texas, on January 30, 2024

\_\_\_\_\_  
Sheriff Eric Garza  
Cameron County, Texas

By \_\_\_\_\_  
Deputy

**THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.**

**THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.**

**IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.**

**ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARÁN POR LOS DERECHOS, TÍTULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.**

**LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTÍA EXPRESA O IMPLÍCITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACIÓN RESPECTO AL TÍTULO, CONDICIÓN, ABITABILIDAD, COMERCIALIZACIÓN O APTITUD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.**

**EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MÁS INFORMACIÓN DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.**

**NOTES**

For South Properties see  
The Brownsville Herald

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP  
(956) 546-1216